

005.0

0002

0006.B

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

703,500 / 703,500

USE VALUE:

703,500 / 703,500

ASSESSED:

703,500 / 703,500


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
146		HERBERT RD, ARLINGTON

## OWNERSHIP

Owner 1:	INGOLS KYLE W/MARTHA A	Unit #:	2
Owner 2:			
Owner 3:			

Street 1: 146 HERBERT RD #2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: KLEIN MADELINE/TRUSTEE -

Owner 2: UNIT 2 HERBERT RD TRUST -

Street 1: 146 HERBERT RD #2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Stucco Exterior and 2440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7105																

## IN PROCESS APPRAISAL SUMMARY

Use Code								Land Size		Building Value		Yard Items		Land Value		Total Value		Legal Description				User Acct			
102								0.000		700,200		3,300		703,500											
Total Card								0.000		700,200		3,300		703,500											
Total Parcel								0.000		700,200		3,300		703,500											
Source: Market Adj Cost																									
Entered Lot Size																									
Total Land:																									
Land Unit Type:																									

PREVIOUS ASSESSMENT								Parcel ID				PAT ACCT.				
SALES INFORMATION								TAX DISTRICT				ACTIVITY INFORMATION				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name			
KLEIN MADELINE/	54079-568		12/30/2009		394,000	No	No			10/16/2018	Permit Visit	DGM	D Mann			
KLEIN MADELINE	50069-49		9/7/2007	Family	1	No	No			10/16/2018	Left Notice	DGM	D Mann			
KALENDERIAN GER	25522-593		7/28/1995		187,000	No	No	Y		5/11/2018	Measured	DGM	D Mann			
										5/27/2015	Permit Insp	PC	PHIL C			
										6/18/2013	Info Fm Prmt	EMK	Eilen K			
										5/6/2000		197	PATRIOT			

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

### EXTERIOR INFORMATION

Type:	99 - Condo Conv	
Sty Ht:	2A - 2 Sty +Attic	
(Liv) Units:	1	Total: 1
Foundation:	2 - Conc. Block	
Frame:	1 - Wood	
Prime Wall:	6 - Stucco	
Sec Wall:	8 - Brick Veneer	10%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	BEIGE	
View / Desir:	3F - 3RD FL	

### GENERAL INFORMATION

Grade:	C - Average
Year Blt:	1925
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdict:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmt Flr:	12 - Concrete
Subfloor:	
Bsmt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wal	% Sprinkled

### MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	
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### SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	10X20	A	AV	1925	27.50	T	40	102			3,300			3,300

### BATH FEATURES

Full Bath:	1	Rating: Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:		Rating:

### RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 3	Baths: 1 HB

### OTHER FEATURES

Kits:	1	Rating: Good
A Kits:		Rating:
Fpl:	1	Rating: Average
WSFlue:		Rating:

### COMMENTS

CONDO CONVERSION 1995, Building Number 1;  
SFL & ATTIC.

### SKETCH

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	2 - 2nd Floor
% Own:	54.000000000
Name:	147 - 7105

### DEPRECIATION

Phys Cond:	GV - Good-VG	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	10.8	%

### CALC SUMMARY

COMPARABLE SALES	
Rate	Parcel ID
	Typ
	Date
	Sale Price
WtAv\$/SQ:	AvRate:
Juris. Factor:	Before Depr: 295.25
Special Features: 0	Val/Su Net: 286.97
Final Total: 700200	Val/Su SzAd 286.97

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	Ten
GLA	Gross Liv Ar	2,440	310.790	758,336						
Size Ad	2440	Gross Area	2440	FinArea	2440					

Net Sketched Area: 2,440 Total: 758,336

### IMAGE



**AssessPro** Patriot Properties, Inc